

10.0 PLAN TO PLAN – NO PROJECT ALTERNATIVE

In the event that the plan update is not approved, the currently adopted General Plan would remain in effect. This condition is the No Project alternative. The adopted General Plan land use map is shown in Figure 10-1 and Table 10-1 provides a description of the land use categories for the adopted General Plan.

The adopted City of Chula Vista General Plan (1989, as amended) has 10 elements grouped into three main categories: Community Development, Environmental Resources Management, and Hazard Management. Each category reflects specific aspects of development policies. The Issues, Goals, and Objectives section of each element within these categories provides the framework for development of the planning area. The Policies and Guidelines section identifies actions that the City should follow to attain the stated goal. Those are often specific and quantified guidelines, which can directly translate into regulatory controls.

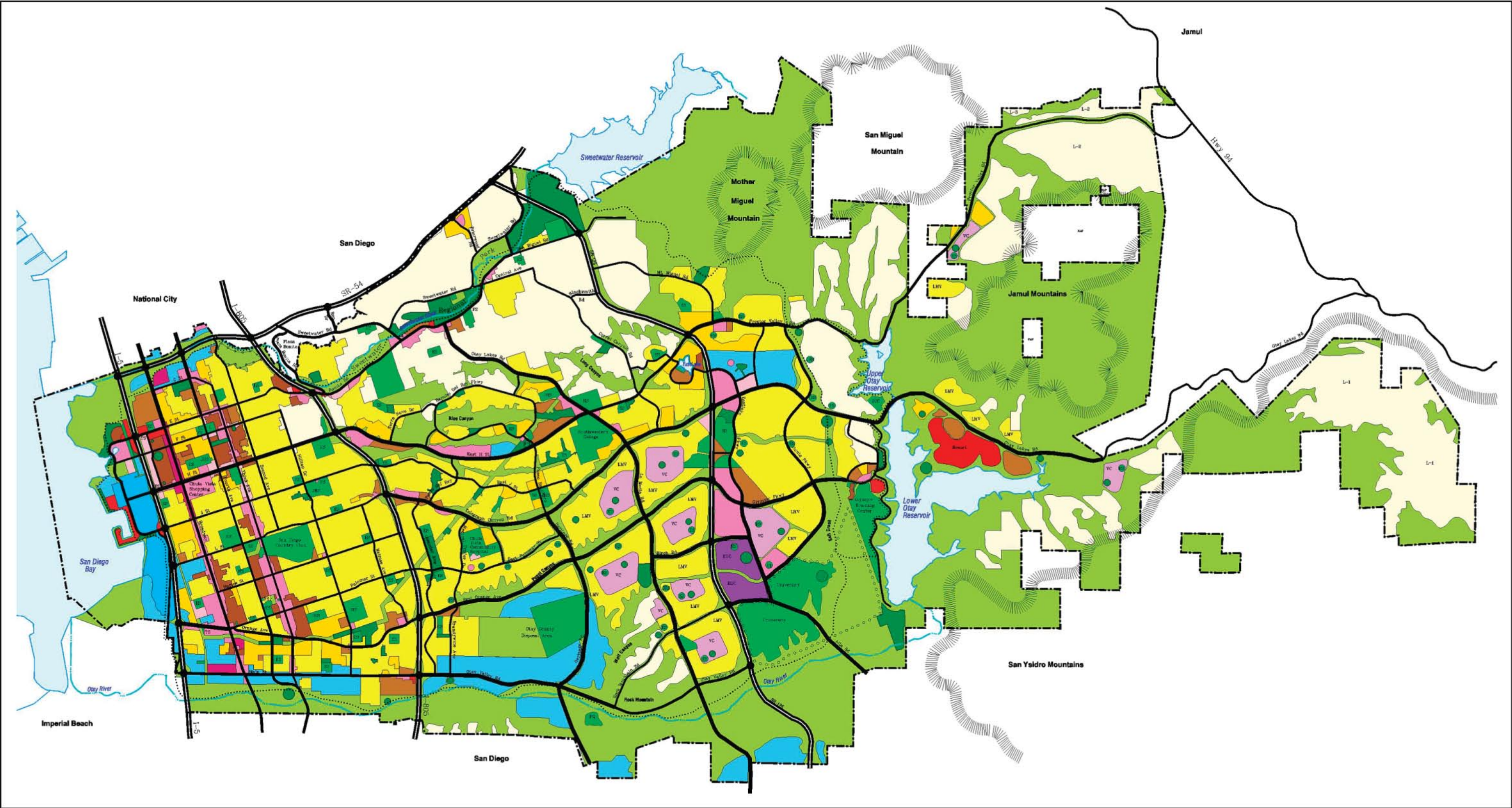
The elements of the adopted General Plan are:

- Land Use
- Circulation
- Housing
- Conservation and Open Space
- Parks and Recreation
- Safety
- Noise
- Public Facilities
- Growth Management
- Child Care

The Chula Vista General Plan is not self-implementing. Intermediary plans necessary to execute planning actions include specific plans, general development plans (GDP), sectional planning area (SPA) plans master and precise plans, and redevelopment plans. Each of the above must be entirely consistent with the General Plan since they implement the General Plan.

The Chula Vista General Plan area is divided into five planning areas under the adopted General Plan: Bayfront, Central Chula Vista, Montgomery, Sweetwater, and Eastern Territories. The Central Chula Vista area is the focus of a future specific plan. The Montgomery area has a separate, adopted specific plan and the unincorporated Sweetwater area has a separate community plan adopted by the County of San Diego.

In the Eastern Territories, GDPs refine the General Plan. GDPs generally address large, previously undeveloped areas. Within the GDP area, SPA plans are developed to guide



LAND USE

RESIDENTIAL		RESIDENTIAL	
	du/ac		du/ac
Low1	0.25	Low-Medium	3-6
(Min. 4 ac. lot size)		Low-Medium	3-6
Low2	0.50	Village	
(Min. 2 ac. lot size)		Medium	6-11
Low3	1.0	Medium-High	11-16
(Min. 1 ac. lot size)		High	18-27
Low	0-3		

COMMERCIAL	
Retail	
Thoroughfare	
Visitor	
Professional & Administrative	

INDUSTRIAL	
Research & Limited Industrial	
General Industrial	

PUBLIC & OPEN SPACE	
Public & Quasi Public	
Open Space	
Parks & Recreation	
Water	

SPECIAL PLAN AREAS	
Resort	
Special Conference Center	
Village Core	
Eastern Urban Center	
University Study Area	
Special Study Area	

CIRCULATION SYSTEM

Freeway	
Prime Arterial & Major Street (6 lanes)	
Major Street (4 lanes)	
Collector Street (2&4 lanes)	

PUBLIC FACILITIES

HS	High School
JHS	Junior High School
ES	Elementary School
CC	Civic Center
L	Library
FS	Fire Station
TS	Transit Station/Stop

Future	
Future - Community Park	
Future Neighborhood Park (All sites not included)	
Greenbelt Trail System	
General Plan Area	
River or Stream	



FIGURE 10-1
Adopted General Plan
Land Use Map

TABLE 10-1
ADOPTED GENERAL PLAN LAND USE CATEGORIES

Symbol	Category	Description
The Residential category includes the following six categories:		
L	Low Residential (0-3 DUs/gross ac.)	<p>This category includes single-family detached dwellings on medium-size lots. Although not a minimum or a standard, this category includes single-family detached dwellings on large rural and estate-type lots. Residential neighborhoods in the Sweetwater Valley best exemplify the category.</p> <p>For development of the eastern territories within this category, the following subcategories apply:</p> <p><u>Residential-Low (1)</u></p> <ul style="list-style-type: none"> • Maximum density of 0.25-du/ac and four-acre minimum parcel size for areas with average slope less than or equal to 25 percent. • Maximum density of 0.125 du/ac and 8-acre minimum parcel size for areas with average slope greater than 25 percent and less than or equal to 50 percent. • Maximum density of 0.05 du/ac and 20-acre minimum parcel size for areas with average slope greater than 50 percent. <p><u>Residential-Low (2)</u></p> <ul style="list-style-type: none"> • Maximum density of 0.5 du/ac and 2-acre minimum parcel size for areas with average slope less than or equal to 25 percent. • Maximum density of 0.25 du/ac and 2-acre minimum parcel size for areas with average slope greater than 25 percent.
LM	Low Medium Residential (3-6 DU/gross ac.)	<p>This category includes single-family detached dwellings on medium size lots as typically found in Chula Vista's existing single-family areas west of I-805. Although not a minimum or a standard, these areas are typically 7,000 square foot lots. In addition, under the concept of cluster development, single-family dwellings on smaller lots, zero lot line houses, and some single-family attached units (townhouses and patio homes) could also be consistent with this designation.</p>

TABLE 10-1
ADOPTED GENERAL PLAN LAND USE CATEGORIES
(continued)

Symbol	Category	Description
LMV	Low Medium (Village) Residential (3-6 DU/gross ac.)	<u>Residential-Low Medium (Village):</u> The LMV category is permitted only in large-scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation: a village. To ensure character differentiation and village viability, the LMV category requires specific area densities within the range of three to six dwelling units per acre. Therefore, LMV categories are accompanied by a specific density and number of homes. The density is not tied to any segment of the range. This housing type includes a wide variety of lot sizes, predominantly single-family, organized in patterns which contribute to a small-scale pedestrian-oriented community. The occurrence of some attached homes within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single-family neighborhood.
M	Medium Residential (6-11 du/gross acre)	This category includes small single-family, detached units on smaller lots, zero lot line homes, patio homes, and attached units, such as duplexes and townhouses. The category also includes mobile home parks.
MH	Medium-High Residential (11-18 du/gross acre)	This category includes multi-family units, such as townhouses and garden apartments. The category also includes mobile home parks.
H	High Residential (18- 27+ Dwelling Units per Gross Acre)	This category is essentially for apartment type dwellings ranging from low-rise to high-rise structures and must contain substantial landscaped open space for use by the residents. No maximum density is included for this category.
C	Commercial	<p>Currently, there are five commercial categories; retail, thoroughfare, visitor, professional/administrative and resort as described below:</p> <p><u>Retail Commercial:</u> This category includes neighborhood, community, and regional shopping centers; retail establishments typical of traditional downtowns (i.e., shops on 3rd Avenue between E and G Streets); and service commercial. Limited thoroughfare retail and automobile-oriented services may constitute a small part of a planned commercial development.</p> <p><u>Thoroughfare Commercial:</u> This category includes all uses identified for Retail Commercial plus thoroughfare retail and automobile-oriented services.</p> <p><u>Visitor Commercial:</u> This category includes transient lodging (hotels, motels), restaurants, commercial recreation and retail establishments.</p> <p><u>Professional and Administrative:</u> This category is intended for</p>

TABLE 10-1
ADOPTED GENERAL PLAN LAND USE CATEGORIES
(continued)

Symbol	Category	Description
		professional and administrative office uses. Limited retail uses serving nearby office employees are also permitted.
		<u>Resort</u> : Large-scale resort facilities proposed to serve as “destination”-oriented facilities with a full range of resort-related services. Siting is intended for areas with significant attractions, such as bodies of water or other natural features, which provide ample recreational opportunities and scenic vistas. Resort facilities include, but are not limited to hotels and motels, resort-oriented commercial services, restaurants and retail shops, cultural arts centers, recreational uses, time share residences, conference centers, and permanent residences. Specific intensity of use for resorts within this category shall be determined at the SPA level, with consideration given to general plan consistency, environmental impacts and other relevant factors.
I	Industrial	This category allows research and limited industrial uses such as research and development, light manufacturing, warehousing, flexible use buildings which combine the previous uses with office space, and public utilities.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of community parks (CP) and neighborhood parks (P). These facilities are to be fixed in location at the SPA level.
P/OS	Public/Quasi-Public/ Open Space	<p>These areas include open space, agriculture, reserve, public and quasi-public, parks and recreation. Open space and reserve provides for open space such as floodplains and mountains, limited recreation uses, rural residential. Agricultural uses include farms, orchards, pastures, and livestock raising.</p> <p>Public and Quasi-Public, Parks and Recreation includes existing areas used by schools, churches, hospitals, civic centers, fire stations, and libraries and future sites designated for such uses.</p>

SOURCE: City of Chula Vista General Plan 1989.

NOTE: Each of the above categories can be tailored to meet specific objectives through use of an overlay designation. Specifically, the general plan encourages a mix of land use categories through precise planning in the following locations: the area surrounding Town Centre I; the Eastern Urban Center in the vicinity of the intersection of SR125/Orange Avenue; the San Diego Trolley Stations at E, H and Palomar Streets; areas adjacent to Broadway between Flower Street on the north and I Street on the south; and the area south of Orange Avenue and adjacent to the Olympic Training Center (OTC) site. This last area is designated as a Community Activity Center to complement the OTC facility and provide village character to the area. In addition, a mixed use overlay is applied to the “Village Cores” on the Otay Ranch Plan where a mix of residential, commercial, educational and community serving uses are planned and designed to function as an integrated whole.

specific projects. A SPA is a portion of a planned community area, created for the purpose of having identified common services, a strong internal identity, and an integrated pattern of land uses and circulation. SPAs are designed with a comprehensive master plan illustrating the overall urban design, building, site, and landscape guidelines. Precise and Master plans consist of written and graphic material setting forth a specific development scheme for all or a portion of a parcel of land.

The following discussion describes the current General Plan and considers the effect of its continued application. As part of this discussion, the application of the adopted General Plan is considered in light of both existing conditions and the Preferred Plan. Tables 10-2 and 10-3 present a comparison of land uses by acres and residential units respectively for the update areas. This information for the Adopted General Plan, existing condition, and each of the Scenarios is also illustrated in Charts 10-1 through 10-4.

**TABLE 10-2
ACRES BY SCENARIO/ALTERNATIVE FOR THE UPDATE AREAS**

Scenario	Land Use				
	Commercial	Industrial	Open Space	Park	Public
1	967	632	219	409	935
2	903	606	141	416	786
3	982	996	205	357	982
Adopted	955	598	515	154	980
Existing	450	252	–	17	180
Preferred	914	796	227	458	860

**TABLE 10-3
RESIDENTIAL UNITS BY SCENARIO/
ALTERNATIVE FOR THE UPDATE AREAS**

Scenario	Subarea			Total
	Montgomery	Otay Ranch	Urban Core	
1	7,679	11,658	17,090	36,427
2	8,400	15,585	15,664	39,649
3	8,997	8,805	16,178	33,980
Adopted	4,724	7,541	10,481	22,746
Existing	4,963	–	9,499	14,462
Preferred	8,174	14,241	16,756	39,322

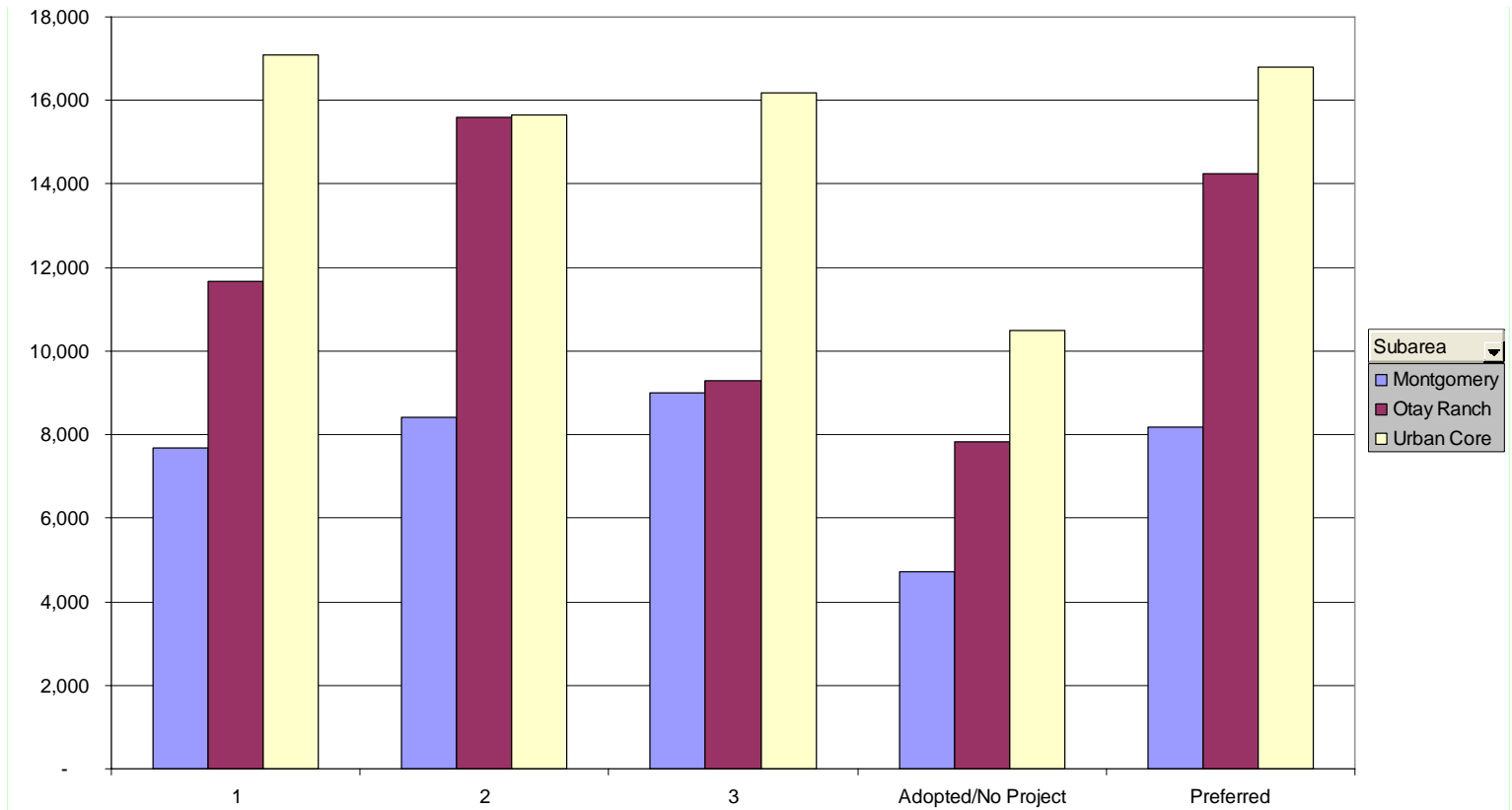


Chart 10-1
Residential Units by Scenario

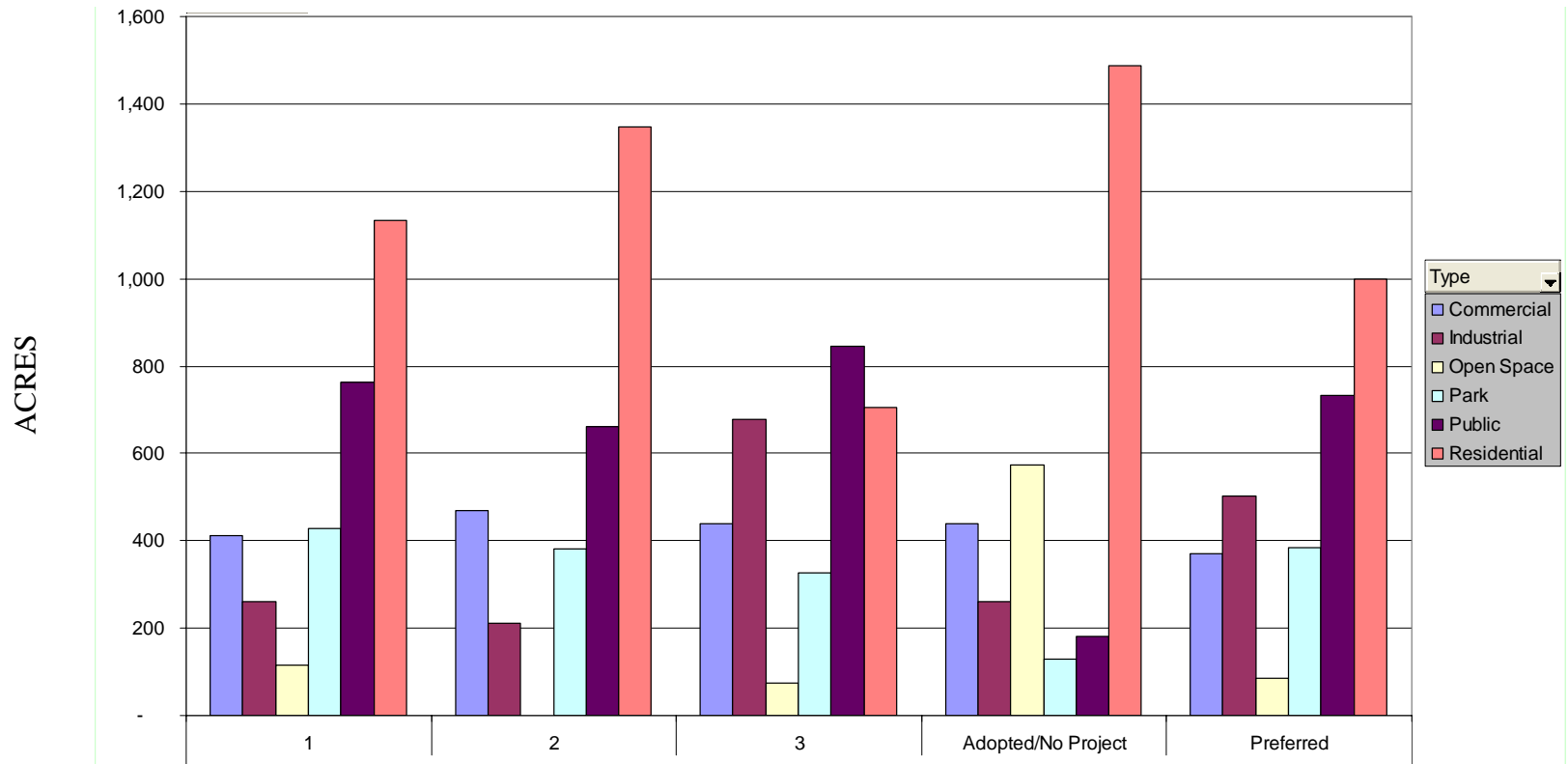


Chart 10-2
Land Use Comparison
Otay Ranch Subarea

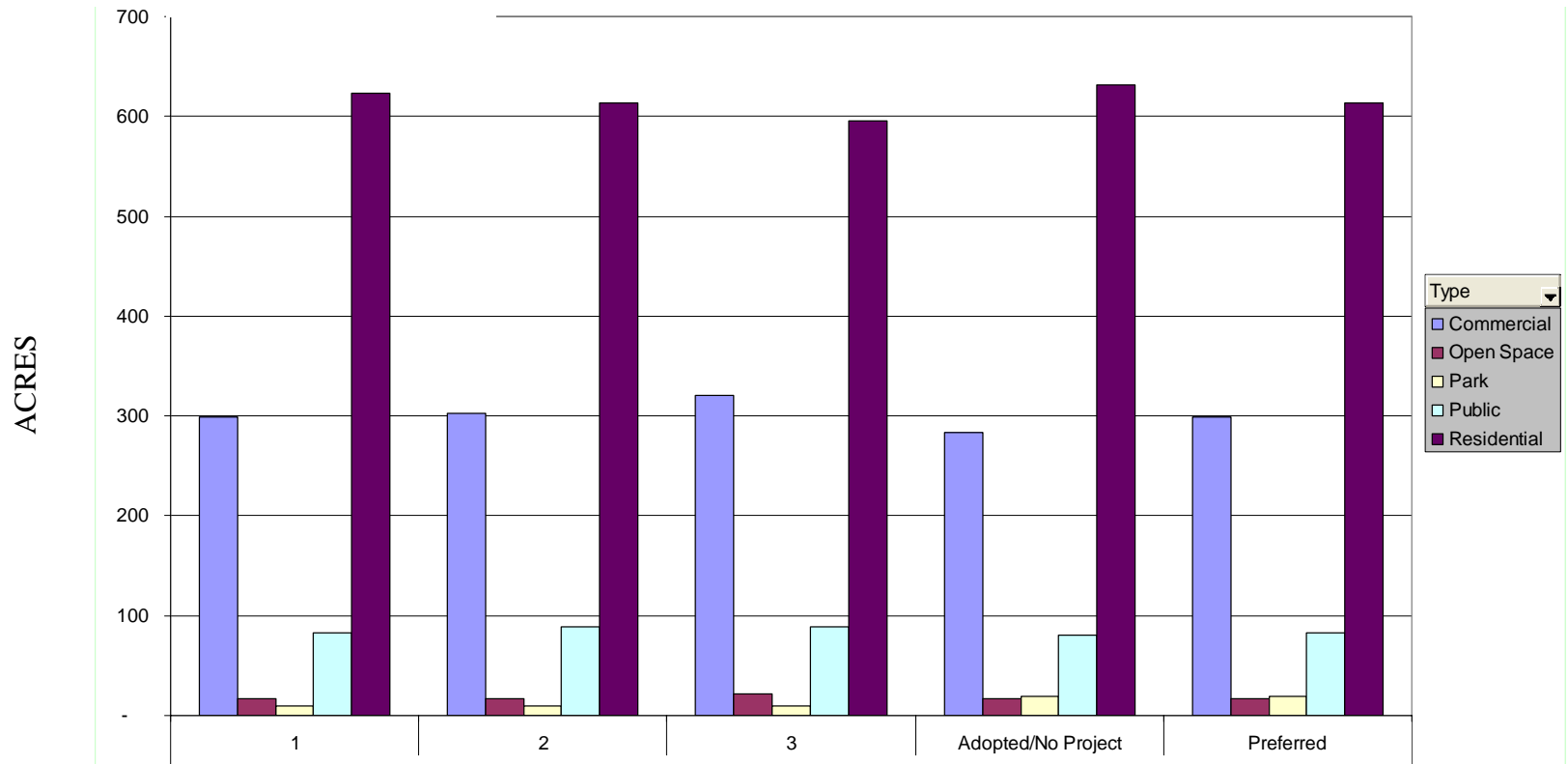


Chart 10-3
Land Use Comparison
Urban Core Subarea

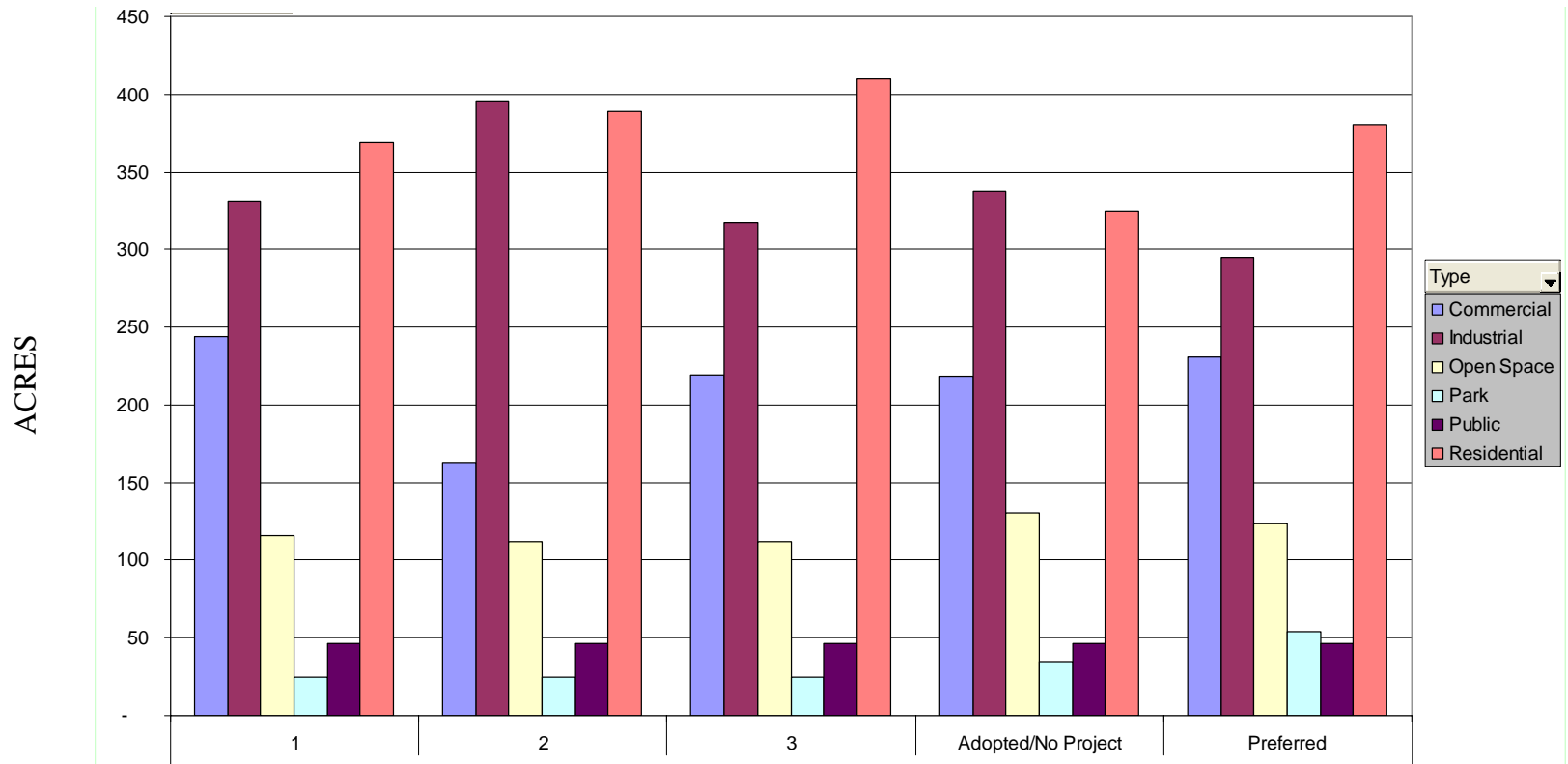


Chart 10-4
Land Use Comparison
Montgomery Subarea

10.1 Land Use

The adopted Land Use Element is contained in the Community Development part of the General Plan, which also includes the Circulation, Public Facilities, Housing, Growth Management, and Child Care Elements, and reflects the physical changes anticipated with implementation of the policies for each of the elements. The Environmental Resources Management part of the General Plan reflects the natural, environmental, and historic aspects of the planning area and includes the Open Space and Conservation Element and the Parks and Recreation Element. The Hazard Management category reflects the efforts affecting the population's safety from natural and man-made hazards and includes the Safety and Noise Elements.

The community and urban design section of the adopted Land Use Element provides an overview of nine subject areas: landform, urban core, eastern urban center and community activity centers, greenbelt, open space and trail system, gateways, regional transit, neighborhood character, and land development.

As shown on Figure 10-1, the areas of open space are designated within the Chula Vista Greenbelt and along major canyons and corridors of the city. The highest density urban development is located in Central Chula Vista, the area near Southwestern College, and the Eastern Urban Center. Areas with the lowest density residential uses are located primarily in the Sweetwater Planning area and Eastern Territories. Pockets of low-density residential also exist in the Hilltop neighborhood west of I-805.

The adopted General Plan includes four primary land use categories: Residential; Commercial; Industrial; and Public, Quasi-Public, and Open Space. A detailed description of each of these land use categories is provided in the adopted General Plan and is summarized on Table 10-1.

The Land Use Element also designates scenic highways. Designation of scenic highways is intended to preserve attractive natural and man-made amenities along the roadway and its scenic corridor. The boundaries of a scenic corridor include the area visible outside the highway's right-of-way (view from the road) and vary with the natural characteristics of the landscape as viewed by motorists.

The Chula Vista Greenbelt, a continuous 28-mile open space linkage encircling the city, is the backbone of the city's open space and park system. Although a majority of the acreage is comprised of undeveloped open space, commercial recreation uses such as golf courses and the Olympic Training Center are components. Other principal elements of the open space and non-vehicular circulation network include numerous community parks, public areas, and natural areas, which provide open space and trails.

Analysis

The adopted General Plan land use element designates the general location and intensity of housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other land uses. Table 10-4 provides a comparison of the total number of dwelling units designated under the adopted General Plan, existing conditions, and those that could be developed pursuant to the Preferred Plan or any of the scenarios for the proposed General Plan Update.

**TABLE 10-4
SUMMARY OF TOTAL DWELLING UNITS
WITHIN THE PLANNING AREA**

Condition	Total Units*	Increase Relative to Existing Condition		Increase Relative to Adopted Plan	
		Units	Percent	Units	Percent
Existing	74,231	–	0	(23,806)	(24)
Adopted*	98,037	23,806	32	–	0
Scenario 1*	112,136	37,905		14,099	
Scenario 2*	115,358	41,127		17,321	
Scenario 3*	110,164	35,933		12,127	
Preferred Plan*	115,093	40,862	55	17,056	17

*Planning area numbers include 1,000 planned units in the Bayfront Planning Area and 9,331 units in the unincorporated area.

Development under the adopted General Plan represents a 32 percent increase in dwelling units compared to the existing condition. Development under the Preferred Plan would increase the overall number of dwelling units by 17 percent compared to the adopted General Plan and a 55 percent increase compared to the existing condition.

Table 10-5 provides the land uses by subarea for the adopted General Plan for those areas that are proposed to be changed as a result of the General Plan Update.

Northwest Planning Area

In the Northwest, the highest density urban development is located within the Urban Core. The adopted General Plan represents less residential development in areas currently restricted to retail use along the downtown segments of Third Avenue, along E Street in the vicinity of Third and Fourth Avenues, and decreased residential and transit-oriented uses in the vicinity of major transit corridors, over the Preferred Plan. The proposed General Plan Update proposes changes to increase density and to allow for a greater degree of mixed-use development in key locations promoting pedestrian and transit oriented development.

TABLE 10-5
ADOPTED GENERAL PLAN LAND USES
FOR THE UPDATE AREAS

Planning Area/Subarea	Type	Adopted General Plan	
		Acres	Units
East	Commercial	400.0	-
	Industrial	261.2	-
	Open space	367.7	-
	Park	113.0	-
	Public	853.0	-
	Residential	<u>1,077.2</u>	<u>7,541</u>
East Total		3,072.1	<u>7,541</u>
Montgomery	Commercial	218.4	111
	Industrial	337.0	-
	Open space	130.2	71
	Park	34.5	-
	Public	46.3	21
	Residential	<u>325.3</u>	<u>4,521</u>
Montgomery Total		1,091.7	4,724
Urban Core	Commercial	336.2	984
	Open space	16.9	-
	Park	19.0	-
	Public	80.2	23
	Residential	<u>578.7</u>	<u>9,474</u>
Urban Core Total		1,031.0	10,481

NOTE: Approximately 38 acres located outside of the adopted General Plan boundary are being considered for addition to the General Plan area.

For the Northwest Planning Area, the future number of residential units under the adopted General Plan exceeds the existing condition by 1,429 units and is 6,386 units fewer than the Preferred Plan. Within those portions of the Northwest Planning Area that are scheduled to change, the adopted General Plan has 12 acres of commercial use more than currently exist and 15 acres less than are proposed under the Preferred Plan. There is no industrial land existing or proposed under the adopted plan or the proposed plan in the area of change for the Northwest Planning Area.

The potential for incompatibilities between land uses would exist with implementation of either the adopted General Plan or the General Plan Update. The adopted General Plan would allow the conflicting land use of the landfill and neighboring/underlying land uses to remain. It would, however, result in lower building heights in transit focus areas in the Northwest Planning Area and would, therefore, represent less of an impact to the community character of a portion of the Urban Core than would the Preferred Plan or any of the scenarios. In the area along H Street east of Fourth Avenue, building heights are limited to 45 feet for development that is not within a redevelopment area and limited to 100 feet for development within a redevelopment area. Future buildings complying to these standards would be lower than those that could be permitted under the proposed criteria. Because they would be reduced in scale, they would be more in keeping with the character of the existing neighborhood.

Southwest Planning Area

For the entire Southwest Planning Area, the future number of residential units under the adopted General Plan exceeds the existing condition by 483 units. Within those portions of the Southwest Planning Area that are scheduled to change, buildout under the adopted General Plan provides for the addition of approximately 41 acres of commercial and 85 acres of industrial uses than that of existing conditions, and 12 acres less of commercial and 42 acres more of industrial relative to the Preferred Plan.

In the Southwest Planning Area, the adopted General Plan designates the West Fairfield District research/limited manufacturing. The Preferred Plan proposes a mix of retail commercial, professional office, research, and limited manufacturing designated as Mixed-Use Commercial. An educational facility within the West Fairfield District to serve the residents of the South Bay and take advantage of transit facilities at the Palomar Trolley Station is also proposed. These uses are generally consistent with one another and would not significantly alter the existing character of this area. The change in designation from research/limited manufacturing to Mixed-Use Commercial described above would not divide an established neighborhood or otherwise adversely affect community character.

East Planning Area

Within the East Planning Area, there are 16,145 more homes designated in the incorporated area than currently exist. The areas proposed for planned land use changes in the East Planning Area are largely undeveloped. Within that area, buildout of the adopted General Plan and Otay Ranch GDP provides approximately 556 acres of commercial use, 301 additional acres of industrial uses, and 1,619 additional acres designated for residential use.

In the East, land use impacts center around the conversion of open areas to developed areas. This conversion would occur under either the adopted General Plan or the General Plan Update and would be considered a significant impact.

Development under the adopted General Plan would not achieve the increased residential and transit-oriented uses, which conflicts with one of the proposed General Plan Update objectives of targeting higher-density and higher-intensity development into specific focus areas to protect stable residential neighborhoods and to create mixed-use urban environments that are oriented to transit and pedestrian activity.

10.2 Landform Alteration/Aesthetics

Landform alteration/aesthetics is addressed in the adopted General Plan in the Land Use Element and Conservation and Open Space Element, as well as in the Area Plans. The Land Use Element of the adopted General Plan addresses the need to protect scenic resources while at the same time recognizes that urbanization contributes to substantial changes. The adopted Land Use Element defines three general categories of land use, which, through development, would affect the visual and scenic resources of the community. These categories include urban development, transportation corridors, and open space areas.

The adopted Land Use Element provides that residential density and clustering be based on sensitivity to physical characteristics of development sites with regard to landform preservation, open space/greenbelt systems, natural amenities, and visual and function quality. Residential density and residential clustering are addressed in Sections 6.2 and 6.3, respectively. General design and construction guidelines include requirements, among other things, to cluster and configure new development to emphasize existing topography to avoid altering hillsides to fit structures; vary lot sizes, elevation, and orientation; preserve natural drainage systems; sensitively design streets to relate to existing contours while maintaining safety; use landform grading techniques to avoid large cut/fill slopes, especially in highly visible areas and minimize building pad areas. Disturbed slopes are to be revegetated with native species, maintained until established, and should be compatible with existing surrounding vegetation. General design and construction guidelines are listed in Section 6.5.1 and additional landform grading measures are provided in Section 7.7.

The adopted General Plan calls for new development to be sited on the least visually sensitive portion of the site to preserve natural landforms and preserve important natural views of the site. Architectural themes and/or massing should vary and structures should be consistent with the scale and character of terrain and surrounding neighborhoods. Natural topographic features such as skyline ridges and significant hillsides should be preserved to serve as a connecting resource between intensive development and the natural topographic features to be preserved. Aesthetics are specifically addressed in Section 6.5.6.

The Land Use Element of the adopted General Plan contains goals, objectives, and policies that specifically relate to the preservation of scenic roadways. This may include creation of substantial open space areas adjacent to the roadways, special landscaping, varied building setbacks, special signage and use of graphics, etc. These roadways include Marina Parkway, F Street Gateway, Fourth Avenue, Bonita Road from I-805 to State Route 125 (SR-125), East H Street/Proctor Valley Road (easterly from I-805), East L Street and Telegraph Canyon Road (from Hilltop to Lower Otay Lake), Olympic Parkway, Otay Lakes Road, and Otay Valley Road.

The plan calls for all properties adjacent to scenic routes, with the exception of properties in the R-1 zone, to have the “P” Precise Plan Modifying District or other districts requiring design review attached to the underlying zone. In connection with any tentative map submitted on R-1 properties abutting a scenic route, each applicant is required to submit a proposal for beautification of the portion of the scenic route adjacent to the development. Designated Scenic Roadways are discussed in Section 8.2.

The Land Use Element of the adopted General Plan provides objectives and policies for the preservation of natural open space areas and corridors to the extent feasible. These areas include unique finger canyons; native trees or mature man-made groves of unique visual characteristics or environments; rock outcroppings; ridgelines and dominant topographic features that are highly visible from adjacent public areas or neighborhoods; and areas that are part of, or adjacent to, an open space linkage system.

The Open Space and Conservation Element of the adopted General Plan provides the planning goals for protection of natural resources, including regionally significant visual resources. These resources include wildlife habitat, canyons, ridgelines, waterways, and significant rock outcroppings. Existing conservation and open space policies are intended to maintain designated open space in its natural state with selected areas developed for parks and active recreation facilities and other areas actively managed for enhancement of wildlife and plant habitat and development of a trail system. Additionally, these policies protect Mother Miguel Mountain, which rises 1,200 feet above the Sweetwater Reservoir and Proctor Valley. It is the intent of the City to preserve this dominant landform in its natural state and direct urban development areas away from the landform which defines the mass of the mountain.

Goals and objectives developed for the Central Chula Vista, Bayfront, Montgomery, Sweetwater, and Eastern Territories areas provide specific objectives and goals for the enhancement of residential, retail commercial, open space, and industrial use areas. Specific objectives include special treatment of entry locations, as well as specific guidelines for design, street trees, furnishings, signage, and ongoing property management. Special emphasis is placed on enhancement of older single-family residential neighborhoods, major thoroughfares, and bayfront industrial uses.

Analysis

As with the General Plan Update, the adopted General Plan would result in a change in bulk and mass in the Montgomery and Urban Core Subareas. Although the bulk and mass would be reduced when compared to the General Plan Update, there still is a potential for a significant impact to the aesthetic character of these areas. Conversely, development in accordance with the adopted and Preferred Plan could improve the visual character of these areas. The adopted General Plan and the Preferred Plan include policies that provide for the review and evaluation of projects prior to issuance of building permits to determine their compliance with the objectives and specific requirements of the City's Design Manual, General Plan, and appropriate zone or Area Development Plans. Conformance with these policies would avoid adverse aesthetic impacts resulting from the increased development density in the Northwest and Southwest Planning Areas, as well as design issues associated with the enhancement of the City's gateways for both the adopted General Plan and the proposed General Plan Update.

In the East Planning Area, aesthetic impacts would result primarily from the conversion of open areas to developed areas. As with the Northwest and Southwest Planning areas, the adopted General Plan contains policies for the East that include design review processes to provide specific site planning, architectural, and landscaping requirements for single-family and multi-family residential and commercial and industrial development. Additional sign guidelines apply to commercial and industrial design. The change from open areas to developed areas in the east was recognized in the adopted plan and the Preferred Plan would not affect the scope or nature of that condition. As such, aesthetic impacts in the east would not be significant for the adopted General Plan and the proposed General Plan Update.

10.3 Biological Resources

As stated in Section 5.3, Biological Resources, the City adopted the Multiple Species Conservation Program (MSCP) Subarea Plan on May 13, 2003, as a part of the City's General Plan. The MSCP is a comprehensive, long-term habitat conservation program intended to protect species against the potential impacts of habitat loss associated with development of both public and private lands. The City's Subarea Plan is an implementation mechanism for the broader MSCP Subregional Framework Plan, which ultimately executes

and enforces California Natural Communities Conservation Planning. All projects subject to City approval must be in conformance with the City's Subarea Plan.

Analysis

In accordance with the adopted Subarea Plan, impacts to sensitive biological resources must be mitigated to below a level of significance. Therefore, implementation of the adopted General Plan would not result in significant unmitigated impacts to biological resources. The General Plan Update would resolve mapping inconsistencies that exist with the adopted General Plan and the MSCP Subarea Plan and Otay Ranch RMP. It does not represent an increase in the potential for impacts to biological resources over the adopted plan, in that both plans conform to and do not materially revise the Subarea Plan or RMP.

The proposal for designating residential uses in a portion of Wolf Canyon under Scenario 2 would represent an increased impact to biological resources relative to the adopted plan which has the area designated as open space.

10.4 Cultural and Paleontological Resources

The adopted General Plan does not contain policies addressing archaeological or paleontological resources. However, the EIR adopted for the General Plan in 1989 addressed potential impacts associated with the adoption of the plan. The General Plan EIR contained a map of "areas of cultural resource potential." With the work that has been completed since that study, areas of prehistoric archaeological resource potential were updated (see Figure 5.4-1).

Analysis

In open areas, there is the potential that future development, as permitted by the adopted plan, could impact historic and prehistoric archaeological sites as well as paleontological sites and any potential impacts to cultural or paleontological resources would be considered significant. The proposed General Plan Update and the adopted General Plan both forecast development over roughly the same area. As such, both the General Plan Update and the adopted plan have a roughly equivalent potential for impacting cultural and paleontological resources.

10.5 Geology and Soils

Section 3 of the Safety Element of the adopted General Plan addresses seismic activity and the promotion of public safety from geologic hazards. The adopted General Plan indicates that five regional faults, including two potentially active faults, the Sweetwater and La Nacion; and three inferred faults, the Otay Valley fault, the Telegraph Canyon fault, and the San Diego Bay-Tijuana fault have the potential to result in seismic effects within the General

Plan area. Section 3.2 of the Safety Element contains policies regarding public safety associated with geologic hazards.

Analysis

As with the proposed General Plan Update, implementation of the adopted General Plan has the potential to result in significant impacts related to geology and soils. Future development would be exposed to geological hazards associated with seismic events, liquefaction, and expansive soils. Potential impacts resulting from geologic hazards would be reduced below a level of significance through project-specific design measures, including compliance with applicable building codes (e.g., Title 24 of the California Code of Regulations, and the UBC). Additionally, a comprehensive, site-specific soil and geologic evaluation shall be conducted for all future projects to determine potential hazards and site conditions.

10.6 Agriculture

Goal 2 of the Open Space and Conservation Element of the adopted General Plan strives to “maintain agriculture as a viable land use in the planning area.” The main objective is to “preserve highly productive agricultural lands for the production of food and fiber.” The adopted General Plan states that agricultural uses may be maintained or introduced on rural and estate lots in the Eastern Territories. However, planning efforts for the Eastern Territories are focused on accommodating planned development primarily in the western and central portions; preservation of prominent landform features in the areas of Proctor Valley, Otay Valley, Telegraph Canyon, Poggi Canyon, Wolf Canyon, and Salt Creek; and protection of sensitive biological, water, and scenic resources associated with the Chula Vista Greenbelt.

Analysis

Adoption of Objective EE 4 represents a policy change from Objective 5 under Goal 2 of the adopted General Plan which calls for preservation of highly productive agricultural lands for the production of food and fiber.

For both the adopted General Plan and the proposed General Plan Update, the loss of agricultural land and land suitable for the production of crops would not result in a significant impact due to the limited amount of potential agricultural land within the General Plan area. There are no Farmlands of Statewide Importance within the General Plan area and the loss of the limited amount of Prime Farmland within the General Plan area is not considered significant.

10.7 Water Resources and Water Quality

Water quality and watershed protection principles and policies are incorporated into the adopted General Plan in three major areas: the Land Use Element, the Public Facilities Element, and the Conservation and Open Space Element. Objective 25 under Goal 7, Water Use and Reclamation, the adopted land use element discusses the promotion of water conservation through increased efficiency in essential uses and use of low water-demand landscaping. The stated goal of the adopted plan is to control the growth in demand for water and wastewater treatment. Additionally, the Land Use Element includes several policies and guidelines for landform grading and for the protection and preservation of drainage courses.

The Public Facilities Element discusses guidelines and policies for collecting and conveying stormwater. This element states that the Drainage and Flood Control Master Plan shall be used to guide future stormwater facility development. The Conservation and Open Space Element contains a goal to conserve and maintain the quality of existing water resources by careful management of lands adjacent to water resource areas.

Analysis

As with the proposed General Plan Update, implementation of the adopted General Plan has the potential to result in significant impacts related to water resources and quality. Future development would increase runoff by increasing the impermeable surface area in the city. Adherence to water quality control measures required under the San Diego County Municipal Permit would avoid potential water quality impacts. The proposed General Plan Update does not represent an appreciable change from the adopted General Plan as it pertains to water resources and water quality.

Inspection of the comparison for Poggi Canyon Basin 1 shows a very slight decrease in runoff for each storm event associated with implementation of the Preferred Plan. Decreases in runoff due to rezoning are typically associated with changing land use from that associated with high percentages of impermeable surfaces, such as industrial and commercial land use, to that associated with lower percentages of impermeable surfaces, such as residential land use.

10.8 Transportation

The General Plan Update would allow additional traffic on area roadways over that of the Adopted Plan. The Preferred Plan for the proposed General Plan Update would impact 15 non-urban core roadways street segments compared to the adopted General Plan, which would impact 23 segments.

Because no Urban Core roadways would exist, the level of service requirements under the currently adopted plan would remain the same. Development under the current adopted

General Plan would not implement the Urban Core Roadway Classifications specified in the General Plan Update. As such, there would be no urban amenities program and the level of service used to assess area roadways would remain at LOS C.

Analysis

With the continued development under the current General Plan, 23 roadway segments would have a significant impact, because they are projected to operate at a level of service below C. These roadways include the following segments:

- E Street between Marina Boulevard and I-5
- E Street between First Avenue and I-805
- H Street between I-5 and Broadway
- H Street between Hilltop and I-805
- H Street between I-805 and Hidden Vista Drive
- J Street between Bay Boulevard and Broadway
- L Street between Hilltop and I-805
- Palomar between I-5 and Broadway
- Main Street between I-5 and Broadway
- Bonita Road between I-805 and Plaza Bonita Road
- Bonita Road between Plaza Bonita Road and Willow Street
- Bonita Road between Willow Street and Central Avenue
- Telegraph Canyon Road between I-805 and Crest/Oleander Avenue
- Telegraph Canyon Road between Crest/Oleander Avenue and Paseo del Rey
- Telegraph Canyon Road between Paseo del Rey and Paseo Ranchero
- Otay Lakes Road between SR-125 and Eastlake Parkway
- Otay Lakes Road between Eastlake Parkway and Lane Avenue
- Olympic Parkway between Heritage and La Media
- Rock Mountain between La Media and SR-125
- Third Avenue between L Street and Palomar
- Third Avenue between H Street and L Street
- Eastlake Parkway between Otay Lakes Road and Trinidad Cove
- Lane Avenue between Proctor Valley Road and Otay Lakes Road

FREEWAYS

Four freeways were considered in the traffic analysis. This included 24 segments of Interstate 5, Interstate 805, and State Routes 125 and 54. Under the adopted plan, all but 8 segments represent a significant traffic impact. Since the freeway system is developed and managed by Caltrans, the City has only limited ability to affect the level of congestion on these roadways. Portions of these freeways that would represent a significant impact with development under the adopted General Plan include:

I-5 between SR-54 and L Street
 I-805 between SR-54 and Telegraph Canyon Road
 SR-125 between SR-54 and Mount Miguel Road
 SR-54 between I-5 and Briarwood Road

10.9 Air Quality

The adopted City of Chula Vista General Plan contains several policies that relate to air quality. In most cases, policies dealing with air quality are described in the context of other planning issues.

The adopted Public Facilities Element indicates that in instances when a Health Risk Assessment is required, the City shall involve the APCD in the screening and scoping process, and the risk assessment shall address potential emissions and indicate whether any have the potential to adversely affect human health and the environment, and to what extent (City of Chula Vista 1989). A Health Risk Assessment must be submitted to the APCD if the APCD classifies the facility as a high or intermediate priority (County of San Diego 1996). The Growth Management Element explains that the air plan for the San Diego region, the Regional Air Quality Strategy (RAQS), is designed to accommodate a moderate amount of new development and growth throughout the basin. The Growth Management Element states that when the General Plan was prepared, air quality planning was based on SANDAG's adopted series 5 regional growth forecast. Objective 6(b) of the Growth Management Element describes air quality and transportation as issues that require active participation in regional and subregional cooperative planning forums, issues that affect the quality of life in Chula Vista and the San Diego region, and issues which must be addressed on a regional basis. Objective 6(c) strives for active participation in regional planning efforts to meet air quality standards in accordance with established federal and state requirements.

The adopted General Plan Conservation and Open Space Element states that “the policies of the General Plan are to be in conformance with the State Implementation Plan on Air Quality for the region” (City of Chula Vista 1989).

Analysis

For comparative purposes, an assessment of the anticipated air emissions resulting from buildout of the adopted General Plan and the preferred alternative in the year 2030 was prepared using the URBEMIS2002 computer program (Yolo-Solano Air Quality Management District 2003). Using the land use designations for the adopted and preferred alternative General Plans, along with trip generation rates developed by SANDAG (SANDAG 2002), and URBEMIS2002 defaults for other parameters, average daily emissions were estimated using URBEMIS2002 assuming buildout of the plans in the year 2030.

The results of the modeling, which include both mobile and area source emissions, are shown in Tables 10-6 and 10-7. As seen in the tables, with the exception of reactive organic gases, the emissions resulting from the preferred alternative, including NO_x compounds, are anticipated to be less than those that would occur under the adopted General Plan. In addition, the adopted General Plan shows an increase in PM₁₀ and SO_x relative to the existing condition.

While construction activities may have relatively short-term air quality impacts, increases in multi-family residential use and improvements in the emission factors from the motor vehicle fleet are predicted to result in an improvement in air quality from non-construction daily operations in the year 2030 relative to the existing condition, but be slightly worse than the Preferred Plan.

Because the adopted General Plan is consistent with the goals and objectives of the RAQS, implementation of the adopted plan would comply with the SANDAG TCM Plan and, therefore, would not result in significant air quality impacts. The proposed General Plan Update is not in compliance with the SANDAG TCM Plan and as such is considered a significant impact. The adopted General Plan conforms to the program and does not represent a significant air plan impact.

10.10 Noise

The adopted General Plan contains a noise element that briefly describes the existing noise environment within the city, provides a discussion of noise and its effects, and considers the regulation and abatement of noise generated by various sources. The adopted noise element does not contain specific numerical noise/land use compatibility levels that establish significance criteria.

Analysis

As with the proposed General Plan Update, development of the adopted General Plan has the potential to result in significant noise impacts. Development under the adopted General Plan would result in an increase in allowable density along highways and major arterials, adjacent to rail, and within the airport influence area of Brown Field. As with the proposed General Plan Update, all future projects with the potential to be exposed to noise in excess of the specified limits shall be required to complete a noise analysis to the satisfaction of the Environmental Review Coordinator to reduce any noise impacts to below a level of significance.

The General Plan Update would incorporate specific noise planning criteria into the General Plan, which the adopted General Plan does not contain. As such, the proposed plan amendment represents an improvement over the adopted plan in this regard.

TABLE 10-6
AVERAGE DAILY EMISSIONS TO THE SAN DIEGO AIR BASIN
RESULTING FROM BUILDOUT OF THE ADOPTED GENERAL PLAN
(pounds per day)

Season/Pollutant	Existing Condition (2005)			Adopted General Plan (2030)			Change		
	Mobile Sources	Area Sources	Total ¹	Mobile Sources	Area Sources	Total ¹	Mobile Sources	Area Sources	Total ¹
Summer									
CO	276,810	1,009	277,819	102,868	773	103,641	(173,942)	(236)	(174,178)
NO _x	28,005	1,132	29,137	8,985	1,135	10,120	(19,020)	3	(19,017)
ROG	20,747	3,778	24,525	8,238	4,896	13,134	(12,509)	1,118	(11,391)
SO _x ²	244	17	261	300	10	310	56	(7)	49
PM ₁₀	23,872	3	23,875	52,544	2	52,547	28,672	(1)	28,672
Winter									
CO	307,557	8,216	315,773	106,350	10,675	117,026	(201,207)	2,459	(198,747)
NO _x	42,538	1,204	43,742	13,458	1,233	14,691	(29,080)	29	(29,051)
ROG	25,033	10,739	35,773	9,481	14,114	23,595	(15,552)	3,375	(12,178)
SO _x ²	243	12	255	295	16	311	52	4	56
PM ₁₀	23,872	1,063	24,935	52,544	1,399	53,944	28,672	336	29,009

¹Totals may differ due to rounding.

²Emissions calculated by URBEMIS2002 are for SO₂.

TABLE 10-7
COMPARISON OF AVERAGE DAILY EMISSIONS
ADOPTED GENERAL PLAN, SCENARIOS, AND PREFERRED PLAN
(pounds per day)

Season/ Pollutant	Adopted General Plan (2030)			Scenario 1 (2030)			Scenario 2 (2030)			Scenario 3 (2030)			Preferred Alternative (2030)		
	Mobile Sources	Area Sources	Total ¹	Mobile Sources	Area Sources	Total ¹	Mobile Sources	Area Sources	Total ¹	Mobile Sources	Area Sources	Total ¹	Mobile Sources	Area Sources	Total ¹
Summer															
CO	102,868	773	103,641	108,917	802	109,720	107,037	813	107,851	111,003	787	111,790	96,225	821	97,046
NOx	8,985	1,135	10,120	9,509	1,219	10,727	9,340	1,241	10,581	9,693	1,198	10,892	8,381	1,256	9,638
ROG	8,238	4,896	13,134	8,739	5,465	14,204	8,605	5,625	14,230	8,891	5,367	14,258	7,784	5,741	13,525
SO _x ²	300	10	310	318	10	328	312	10	322	324	10	334	280	10	290
PM ₁₀	52,544	2	52,547	55,604	3	55,607	54,622	3	54,625	56,686	3	56,688	49,028	3	49,031
Winter															
CO	106,350	10,675	117,026	112,588	11,913	124,502	110,619	12,258	122,877	114,748	11,698	126,446	99,340	12,510	111,850
NOx	13,458	1,233	14,691	14,243	1,329	15,572	13,991	1,355	15,345	14,519	1,307	15,826	12,555	1,373	13,928
ROG	9,481	14,114	23,595	10,036	15,773	25,809	9,860	16,238	26,097	10,229	15,489	25,718	8,852	16,576	25,428
SO _x ²	295	16	311	312	18	330	306	19	325	318	18	336	275	19	294
PM ₁₀	52,544	1,399	53,944	55,604	1,564	57,168	54,622	1,610	56,232	56,686	1,536	58,221	49,028	1,644	50,672

The proposed General Plan Update would result in additional traffic on area roadways, and, given equivalent speeds and day/night distributions, would result in higher noise levels adjacent to area roadways. As discussed above, the projected increase in traffic volumes, however, are small enough so that the increase in potential noise will be imperceptible on a plan-to-plan basis.

10.11 Public Services and Utilities

Development of the adopted General Plan has the potential to result in significant impacts to Public Services and Utilities. The adopted General Plan provides policies and guidelines for the provision of public services and utilities in Chula Vista. Implementation of these policies would ensure that any impacts to public services and utilities would be below a level of significance.

10.11.1 Fire

Fire protection services are addressed in the Safety and Growth Management Elements of the adopted General Plan. Section 2.1 of the Safety Element provides requirements for locating fire stations such that, among other considerations, 75 percent of dwelling units should be located within a five-minute response time and 95 percent within a seven-minute response time. This section also addresses design requirements for fire flow, minimum road widths and clearances, and hydrant spacing.

Fire protection services are also addressed in the Growth Management Element. Objective 1 of the adopted Growth Management Element requires that the pace and pattern of residential, commercial, and other non-residential development be coordinated with provision for adequate public facilities and services, including fire protection services, and to monitor changes in adequacy standards to measure the impacts of growth.

Fire protection services are addressed in the City's Threshold Standards Policy, the Otay Ranch GDP, and the Fire Station Master Plan. The Fire Department Strategic Plan which will lead to an updated Fire Station Master Plan is being prepared by the Chula Vista Fire Department. The sufficiency of the nine-station network identified in the adopted Fire Station Master Plan will be assessed through the update of that plan, based upon the parameters of the Strategic Plan.

10.11.2 Police

Police services are addressed in the Growth Management Element of the adopted General Plan. Objective 1 of this element requires that the pace and pattern of residential, commercial, and other non-residential development be coordinated with provision for adequate public facilities and services, including police services, and to monitor changes in adequacy standards to measure the impacts of growth.

Police services are addressed in the City’s Threshold Standards Policy and Otay Ranch GDP. With regards to police services, the Threshold Standard requires that, among other considerations, 81 percent of Priority I emergency calls (i.e., life threatening) and 57 percent of Priority II urgent calls (i.e., misdemeanor in progress) throughout the city shall be responded to within seven minutes and shall maintain an average response time of 5.5 and 7.5 minutes, respectively.

The objective under Section E, Part 6, Law Enforcement Facilities, of the Otay Ranch GDP is to make provisions for criminal justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch area.

Table 10-8 summarizes the projected police calls for service at buildout above adopted General Plan. The central police station located on Fourth Avenue is sufficient to meet the increase in law enforcement needs projected to result from new development in the city under the adopted General Plan or under the General Plan Update. However, in order to maintain response times, more police officers will be needed. Adherence to police protection standards would be necessary to ensure that adequate levels of service are maintained. An increase in the number of police officers would not require additional facilities and, therefore, does not represent a significant environmental impact.

TABLE 10-8
PROJECTED POLICE CALLS FOR SERVICE AT BUILDOUT
ABOVE ADOPTED GENERAL PLAN

Condition	Northwest Planning Area	Southwest Planning Area	East Planning Area	Total
Scenario 1	3,568	1,542	457	5,567
Scenario 2	5,645	1,762	532	7,939
Scenario 3	2,644	1,818	2,034	6,496
Preferred Plan	4,576	1,459	801	6836

SOURCE: City of Chula Vista Police Department.

10.11.3 Schools

Schools are addressed in the Public Facilities and Growth Management Elements of the adopted General Plan. The unifying objective under Goal 6, Schools, of the Public Facilities Element is to facilitate the provision of school services within each district as population growth occurs; however, control and siting of school sites falls under the jurisdiction of local public school districts, not the City.

Schools are addressed under Objective 1 of the adopted Growth Management Element. Objective 1 requires that the pace and pattern of residential, commercial, and other non-residential development be coordinated with provision for adequate public facilities and

services, including schools, and monitor to changes in adequacy standards to measure the impacts of growth.

The proposed General Plan Update does not require the addition of any new elementary schools beyond those anticipated to conform to the adopted General Plan. As such, plan-to-plan impacts as they relate to elementary schools are not considered significant. In the Northwest; additional middle school capacity of between 400 and 500 students and high school capacity of between 500 and 700 students are needed. In the Southwest, a capacity increase of between 300 and 400 students is needed for both middle schools and high schools. In the East, currently plan schools will be needed.

10.11.4 Libraries

Library services are addressed in the Growth Management Element of the adopted General Plan. Objective 1 of this element requires that the pace and pattern of residential, commercial, and other non-residential development be coordinated with provision for adequate public facilities and services, including libraries, and to monitor changes in adequacy standards to measure the impacts of growth.

The objective of Goal 7 of the Public Facilities Element of the adopted General Plan is to provide expansion of the library system into newly developing areas and areas not adequately served by existing library facilities. Additionally, Section 5.6 requires that 0.5 gross square feet (GSF) per capita of library space be provided, three books per capita, and one periodical subscription be provided per each 150-200 residents.

Policies and guidelines regarding library services in the city of Chula Vista are contained within the Library Facilities Master Plan, the Library Strategic Plan, the Otay Ranch GDP, and the City's Threshold Standard.

The proposed General Plan Update does not represent a change to the plans or policies for the provision of library services and facilities represented by the adopted General Plan. As these plans are equivalent, there is no plan-to-plan impact anticipated as a result of adopting the General Plan Update.

10.11.5 Water Supply

The adopted General Plan served as the basis for growth projections by SANDAG that were utilized by SDCWA, Otay Water District, and Sweetwater Authority to forecast water demand within the C.V. in their UWMP's. Because the adoption of the General Plan Update would result in the current UWMPs for these agencies to be inconsistent with the General Plan and since the proposed plan represents an increase in potential population, this plan level impact is considered significant.

The proposed General Plan Update represents an increase in potential population relative to the adopted plan. The Preferred Plan for the General Plan Update projects an increase in population and corresponding water demand increase of 17 percent over the adopted General Plan in the northwestern area, an increase of 9 percent in the southwest area, an increase of 5 percent in the east. Table 10-9 contains water demand projections for the Preferred Plan and Scenarios 1, 2, and 3 compared to the adopted General Plan.

TABLE 10-9
PROJECTED WATER DEMAND – UPDATE AREAS ONLY
 (mgd)

Condition	Sweetwater Authority Service Area		Otay Water District Service Area		Combined Service Area	
	Demand	Demand Increase Above Adopted General Plan	Demand	Demand Increase Above Adopted General Plan	Demand	Demand Increase Above Adopted General Plan
Adopted General Plan	3.76	NA	5.99	NA	16.39	NA
Scenario 1	7.87	4.11	7.51	1.52	22.55	6.16
Scenario 2	7.62	3.86	8.62	2.63	23.38	6.99
Scenario 3	7.91	4.15	6.81	0.82	23.57	7.18
Preferred Plan	7.83	4.07	8.01	2.02	23.93	7.53

SOURCE: Chula Vista General Plan Update Water Technical Report, December 2004.
 mgd = million gallons per day

10.11.6 Energy

Regardless of the amount of energy consumed, the provision of that energy is outside the authority of the City, and does not vary between the General Plan Update and the adopted General Plan. It is not anticipated that the total energy requirements of the adopted plan and the updated plan would be substantially different. As such, the plan to plan effect for energy consumption and provision are not considered significant. Table 10-10 contains electricity and natural gas demand projections for the Preferred Plan and Scenarios 1, 2, and 3 compared to the adopted General Plan.

**TABLE 10-10
PROJECTED ENERGY DEMAND**

Condition	Electricity		Natural Gas*	
	Demand (million kWh)	Demand Increase Above Adopted General Plan (million kWh)	Demand (million therms)	Demand Increase Above Adopted General Plan (million therms)
Adopted General Plan	1,052	NA	56.9	NA
Scenario 1	1,178	126	63.7	6.8
Scenario 2	1,209	157	65.3	8.4
Scenario 3	1,150	98	62.1	5.2
Preferred Plan	1,212	160	65.5	8.6

SOURCE: City of Chula Vista calculations based upon Chula Vista consumption quantities contained in the Chula Vista Energy Strategy and Action Plan (Chula Vista 2001).

kWh = kilowatt hours

*Demand estimates do not include natural gas consumed by the South Bay Power Plant.

10.11.7 Wastewater

The proposed General Plan Update represents an increase in potential population over the adopted General Plan. Because the adoption of the General Plan Update would result in the current METRO capacity being insufficient to meet demand on buildout of the general plan and since the proposed plan represents an increase in potential population, this plan level impact is considered significant. Table 10-11 contains wastewater generation projections for the Preferred Plan and Scenarios 1, 2, and 3 compared to the adopted General Plan.

**TABLE 10-11
PROJECTED WASTEWATER GENERATION QUANTITIES**

Condition	Average Daily Flow (mgd)	Increase Above Adopted General Plan Buildout Flow/ Metro Capacity Rights Needed Above Adopted General Plan Buildout (mgd)
Adopted General Plan	23.3	NA
Scenario 1	25.2	1.9
Scenario 2	25.5	2.2
Scenario 3	25.3	2.0
Preferred Plan	26.2	2.9

SOURCE: Wastewater Master Plan Technical Memorandum, General Plan Update Sewer Capacity Evaluation for the City of Chula Vista (PBS&J 2004).

mgd = million gallons per day

10.11.8 Solid Waste

The proposed General Plan Update does not represent a change to the solid waste control plans and policies represented by the adopted General Plan. Control and siting of disposal sites falls under the jurisdiction of agencies other than Chula Vista. The Otay Landfill has sufficient capacity to serve additional development at buildout of the adopted plan and the

preferred plan. As such, no significant plan-to-plan impact is anticipated. Table 10-12 contains solid waste disposal projections for the Preferred Plan and Scenarios 1, 2, and 3 compared to the adopted General Plan.

**TABLE 10-12
PROJECTED SOLID WASTE DISPOSAL QUANTITIES**

Condition	Disposal Quantity (tons)	Disposal Quantity Above Adopted General Plan (tons)
Adopted General Plan	247,353	NA
Scenario 1	277,094	29,741
Scenario 2	284,266	36,913
Scenario 3	270,335	22,982
Preferred Plan	285,029	37,676

SOURCE: City of Chula Vista calculations based upon the 2003 Chula Vista landfill disposal quantity as reported in the California Integrated Waste Management Board Disposal Reporting System, San Diego Landfill Division Jurisdictional Report (Revised March 23, 2004).

10.11.9 Parks and Recreation

Parks and recreation are addressed in the Land Use, Growth Management, Conservation and Open Space, and Parks and Recreation Elements of the adopted General Plan. The objective of the Parks and Recreation Element is to provide guidelines for upgrading existing park facilities in addition to guidelines for the planning and siting of new parks in the developing areas.

Goal 5 of the Land Use Element is directed to preserve important landforms and natural features as part of a recreation-oriented open space network.

Goal 3 of the Conservation and Open Space Element identifies maintenance of open space in its natural state with selected areas developed for parks and active recreation facilities.

As with other services, parks and recreation are addressed in the Growth Management Element of the adopted General Plan. Objective 1 of this element requires that the pace and pattern of residential, commercial, and other non-residential development be coordinated with provision for adequate public facilities and services, including parks and recreational facilities, and to monitor changes in adequacy standards to measure the impacts of growth. Objective 5, Open Space Resources, addresses the preservation of open space areas to allow for the development of recreational facilities and the development of a citywide open space system which incorporates public access for passive pedestrian, bicycle, and equestrian activities.

Parks and recreation are addressed in the Parks and Recreation Master Plan, Otay Ranch GDP, Otay Valley Regional Park Concept Plan, Greenbelt Master Plan, and the City's Threshold Standard Policy.

Analysis

The proposed General Plan Update represents an increase in potential population over the adopted General Plan. Compliance with the PDO assures provision of 3 acres of dedicated park land for every 1,000 people for all new development. As a result, there is no significant impact to parks as a result of the adoption of the proposed General Plan Update.